068.0	0002	0006.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	504,300 /	504,300
					USE VALUE:	504,300 /	504,300
					ASSESSED:	504,300 /	504,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
206		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAGESSIAN OGANES & HNAZANT/TR
Owner 2:	OGANES TAGESSIAN & HNAZANT
Owner 3:	TAGESSIAN FMLY REVOCABLE TR
Street 1:	28 MERRIFIELD AVENUE
Street 2:	
Twn/City:	WATERTOWN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02472 Type:

PREVIOUS OWNER

Owner 1:	TAGESSIAN OGANES/HNAZANT -
Owner 2:	-
Street 1:	28 MERRIFIELD AVENUE
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains .06 Sq. Ft. of land mainly classified as Store with a Store Building built about 1933, having primarily Stucco Exterior and 1176 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	2620.000	98,200		406,100	504,300
Total Card	0.060	98,200		406,100	504,300
Total Parcel	0.060	98,200		406,100	504,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.83 /Parcel: 428.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43303

GIS Ref

GIS Ref

Insp Date 09/08/18

!5847!

PREVIOUS ASSESSMENT

Parcel ID 068.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	98,200	0	2,620.	406,100	504,300		Year end	12/23/2021
2021	325	FV	98,200	0	2,620.	399,600	497,800		Year End Roll	12/10/2020
2020	325	FV	98,200	0	2,620.	393,000	491,200	491,200	Year End Roll	12/18/2019
2019	325	FV	93,700	0	2,620.	366,800	460,500	460,500	Year End Roll	1/3/2019
2018	325	FV	93,700	0	2,620.	327,500	421,200	421,200	Year End Roll	12/20/2017
2017	325	FV	93,700	0	2,620.	288,200	381,900	381,900	Year End Roll	1/3/2017
2016	325	FV	93,700	0	2,620.	216,200	309,900	309,900	Year End	1/4/2016
2015	325	FV	84,700	0	2,620.	117,900	202,600	202,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:52:18

LAST REV

Date	Time
11/23/21	11:17:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5847

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAGESSIAN OGANE	63009-176		12/3/2013	Convenience	10	No	No		
TAGESSIAN OGANE	44237-482		12/8/2004	Convenience	99	No	No		
	21005-226		2/1/1991		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	43303
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2003	595	Manual	8,000	C		G6	GR FY06	commercial exhaust

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2021	I & E Return	JO	Jenny O
9/8/2018	Meas/Inspect	PH	Patrick H
3/10/2009	Meas/Inspect	197	PATRIOT
5/15/2000	Meas/Inspect	263	PATRIOT
9/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		2620		Sq. Ft.	Site		0	31.	5.00	CA									406,100						406,100	

Total AC/HA:	0.06015	Total SF/SM:	2620	Parcel LUC:	325	Store	Prime NB Desc	COMM AVG	Total:	406,100	Spl Credit		Total:	406,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick	20	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	4	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	0.94070590
Adj $ / SQ:	117.588
Other Features:	12823
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	151107
Depreciation:	52887
Depreciated Total:	98220

COMMENTS

1926 / LITTLE JOE`S CONVENIENCE
OF=SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

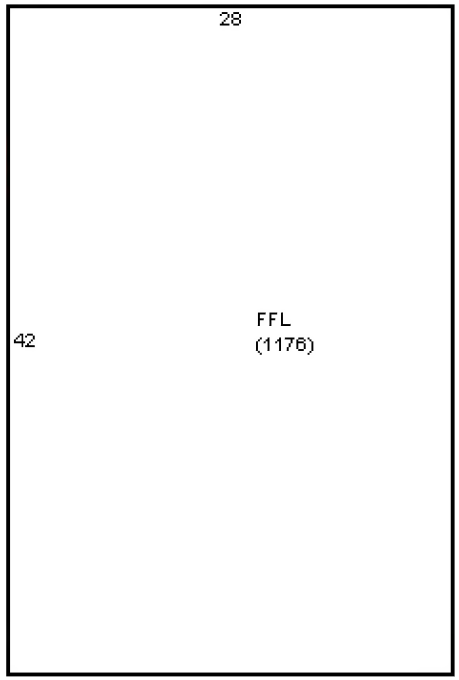
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	117.59
Special Features:	0	Val/Su Net:	83.50
Final Total:	98200	Val/Su SzAd	83.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	117.590	138,284
	Net Sketched Area:	1,176	Total:	138,284
Size Ad	1176	Gross Area	1176	FinArea 1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

068.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc